

**Rex Gooding**



**11 Eckington Terrace, Nottingham, NG2 2FJ**

**Guide Price: £165,000**

Located in a sought-after conservation area, this charming period property presents a rare and exciting opportunity to modernise and personalise a home of genuine character in one of Nottingham's most desirable addresses. Perfectly positioned to enjoy the convenience of the nearby Embankment, the vibrant energy of Nottingham city centre, and the charming amenities of West Bridgford town centre, this is an enviable canvas for buyers with vision.

Whilst the property would benefit from a programme of general updating and modernisation throughout, its fundamental qualities are immediately apparent — from the quality of its original period features to its well-proportioned and versatile accommodation across two floors. For the discerning buyer seeking a project, homes of this character, in this location, rarely come to the open market.

The accommodation begins with a generously sized reception room of genuine charm, retaining its stunning stripped original floors that speak to the home's rich history and provide a wonderful foundation for a new owner's vision. The space is versatile and well-proportioned, presenting the ideal opportunity to create a bespoke living area tailored to modern tastes and contemporary living.

The kitchen, whilst functional, is ripe for transformation, offering scope to create a truly spectacular heart to the home to suit contemporary lifestyles. A separate utility room provides valuable additional space and practical storage — a genuine asset once the wider vision is realised. The thoughtful layout ensures that even during renovation, the home remains liveable and practical.

Ascending to the first floor reveals two generously proportioned double bedrooms, both offering peaceful retreats with ample space and excellent natural light. The family bathroom, currently housing both a bathtub and a separate shower cubicle, provides a solid basis from which a luxurious, hotel-standard suite could be created with the right investment.

Gas central heating via a combi boiler and double glazing are in place throughout, providing a practical and efficient foundation and ensuring the incoming buyer can focus their attention and budget firmly on cosmetic and aesthetic upgrades.

To the rear, a courtyard garden enjoys a highly desirable **\*\*south-facing aspect\*\***, offering wonderful potential for outdoor entertaining once landscaped to its full potential.

With the added benefit of **\*\*Nottingham City Council Tax Band A\*\***, this remarkable property represents an outstanding opportunity for buyers looking to acquire a period home of real substance and style in a prime location, and to place their own stamp on every inch of it.

Homes like this — with the bones, the location, and the potential — are precisely what discerning buyers spend years searching for.

### **Accommodation & Amenities**

- A characterful period home in a sought-after conservation area, offering exciting potential for modernisation and personalisation throughout.
- Ideally located within easy reach of the Embankment, Nottingham city centre, and the amenities of West Bridgford town centre.
- A generous reception room retaining stunning stripped original floors, providing a wonderful foundation for a new owner's vision.
- A functional kitchen and separate utility room offering scope to create a truly spectacular heart to the home.
- Two well-proportioned double bedrooms and a family bathroom fitted with both a bathtub and separate shower cubicle.
- Gas central heating, double glazing, a south-facing courtyard garden, and the benefit of Nottingham City Council Tax Band A.







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix ©2026